

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: August 12, 2010 REPORT NO: 102

ATTENTION: Park and Recreation Board

Agenda of August 19, 2010

SUBJECT: Southcrest Trails (formerly State Route 252 Corridor Park, Phase II)

General Development Plan

SUMMARY

<u>Issue</u> – Should the Park and Recreation Board recommend approval of Southcrest Trails General Development Plan [GDP]?

<u>Director's Recommendation</u> – Recommend approval of the proposed Southcrest Trails General Development Plan [GDP].

<u>Other Recommendations</u> – The following groups have reviewed and considered the proposed project. Actions taken and recommendations made by these groups are listed below under DISCUSSION.

Southcrest Recreation Council Community Parks II Area Committee Design Review Committee

<u>Fiscal Impact</u> – The Southeast Economic Development Corporation [SEDC] has funded the project design and construction for \$1.6 million.

Annual maintenance costs for the 2.6-acres of this GDP are estimated at \$20,000.

<u>Water and Energy Conservation Status</u> – The proposed Southcrest Trails complies with all water and energy conservation guidelines contained in Council Policy 200-14.

<u>Environmental</u> - The City of San Diego as Lead Agency has submitted this project for Environmental Review per CEQA guidelines. A CEQA Negative Declaration is anticipated pursuant to State CEQA Guidelines.

BACKGROUND

Southcrest Trails is located adjacent to Chollas Creek in the Southcrest neighborhood of the Southeastern San Diego Community Planning Area. It is the second phase of the former State Route 252 Corridor Park. The first phase, Dorothy Petway Neighborhood Park was opened to the public in May, 2006, and a pedestrian bridge crossing Chollas Creek was completed in July, 2008.

The total park site area is approximately 5.8 acres. The entire park site was graded, and approximately 3.2 acres of the north part of the park was re-vegetated and major trails built as a part of the Chollas Creek enhancement project, funded by a State of California Dept. of Water Resources grant. This portion, known as Chollas Creek - Section 8, was completed in March, 2005.

The remaining 2.6 acres will be developed with additional tables and benches, picnic shelters, fitness stations, play areas, an amphitheatre, a skate plaza, half-court basketball courts, drinking fountains, barbeques, trash receptacles, and security lighting.

A public art component is required, and is being managed by the Commission for Arts and Culture.

Additional funding will be required for a proposed future storage and maintenance building as shown on the GDP. Once funding is secured the building will be designed and built as a separate project.

DISCUSSION

On May 11th, 2010, the Southcrest Recreation Council voted to approve the Southcrest Trails GDP (4-0-0) with the following recommendations:

- To increase lighting on the north side of the trails. The concern is that the north trail will not be adequately lighted. The Consultant is confident that the proposed lighting will provide adequate security lighting levels to the north path.
- **Provide fewer "dinosaur bones" in the play areas**. This has been incorporated into the design presented here.
- **Provide decorative trash cans.** This has been incorporated into the design presented here.
- **Provide more benches primarily next to the skate park.** This has been incorporated into the design presented here.
- **Provide an electrical outlet at the amphitheatre**. Park and Recreation policy does not allow this. The Department does not cover the expense of permittee's electricity use. Previously, available electricity sources were vandalized, power was 'stolen', and exposed power sources became a health and safety issue.

On June 9, 2010, the GDP was presented to the Community Parks II Area Committee. The Committee voted unanimously (6-0-0) recommending the approval of the Southcrest Trails GDP and to include the recommendations of the Recreation Council.

On July 14, 2010, the GDP was presented to the Design Review Committee. The Committee voted unanimously (9-0-0) recommending the approval of the Southcrest Trails GDP with the following recommendations.

- Move picnic tables at northern terminus of 37th Street off the direct terminus and towards the trees. This will be incorporated into the final design.
- Add trees within the open area at the terminus of 37th Street. This will be incorporated into the final design.
- Add vehicular gate at the south end of the alley. The alley is public right-of-way. The gate is designed to deter through traffic. If this can be designed to meet the standards of the Transportation Engineering Division, it will be incorporated into the final design.
- Narrow the alley width west of the proposed gates as much as feasible. This will be incorporated into the final design.
- Shift game tables closer to trees for shade. This will be incorporated into the final design.
- Study driveway and future storage building location in order to reduce impact on parkland. This will be incorporated into the final design.
- Add skate stoppers on the concrete wall adjacent to the paved plaza. This will be incorporated into the final design.
- Avoid small planting areas at the skate plaza and either increase the size of fill with something other than plants. This will be incorporated into the final design.
- **Refine grading plan at amphitheater.** This will be incorporated into the final design.
- Add root barriers at trails and walkways to discourage cottonwood tree roots from disrupting DG and pavement. This will be incorporated into the final design.

ALTERNATIVES

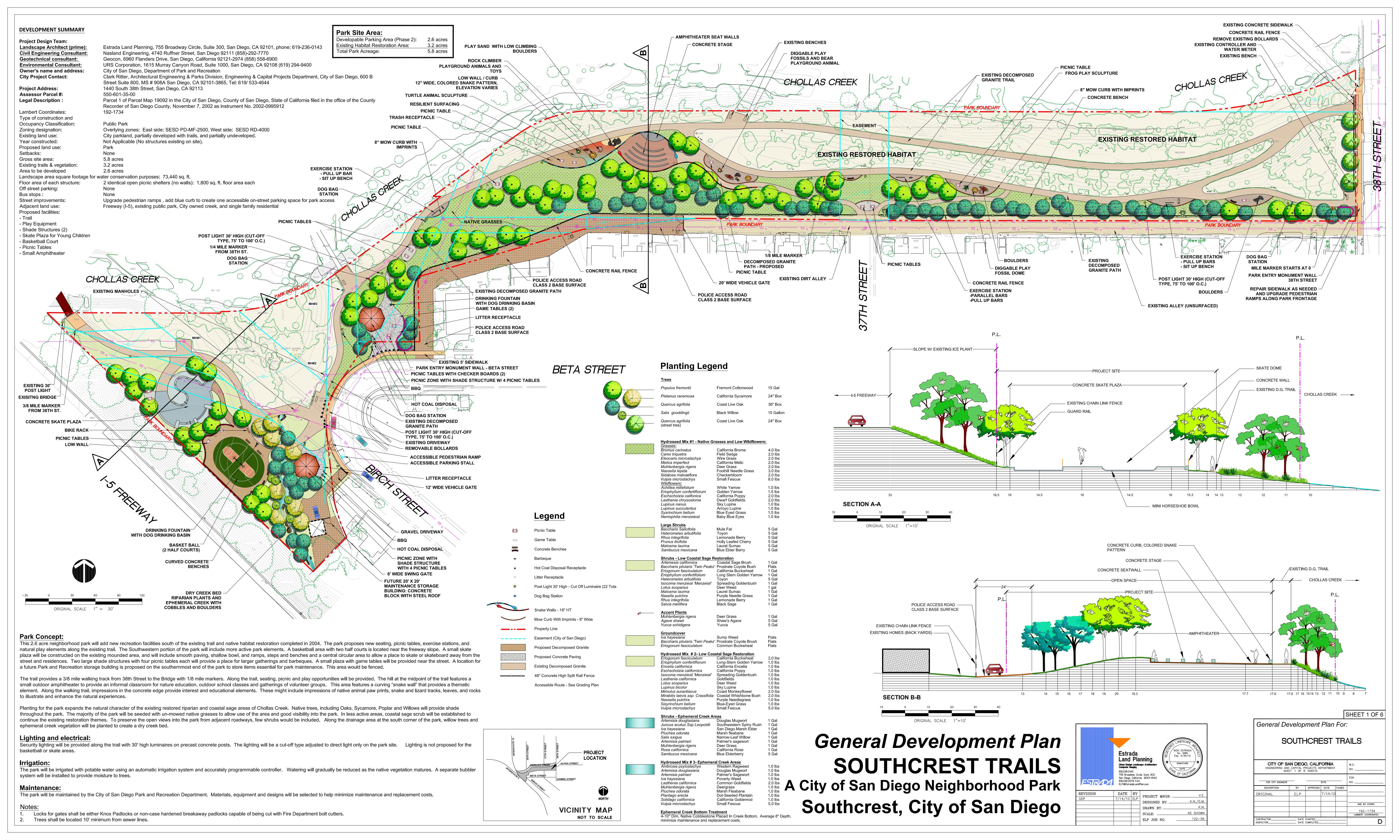
Recommend approval of the Southcrest Trails GDP with modifications; Recommend disapproval of the Southcrest Trails GDP.

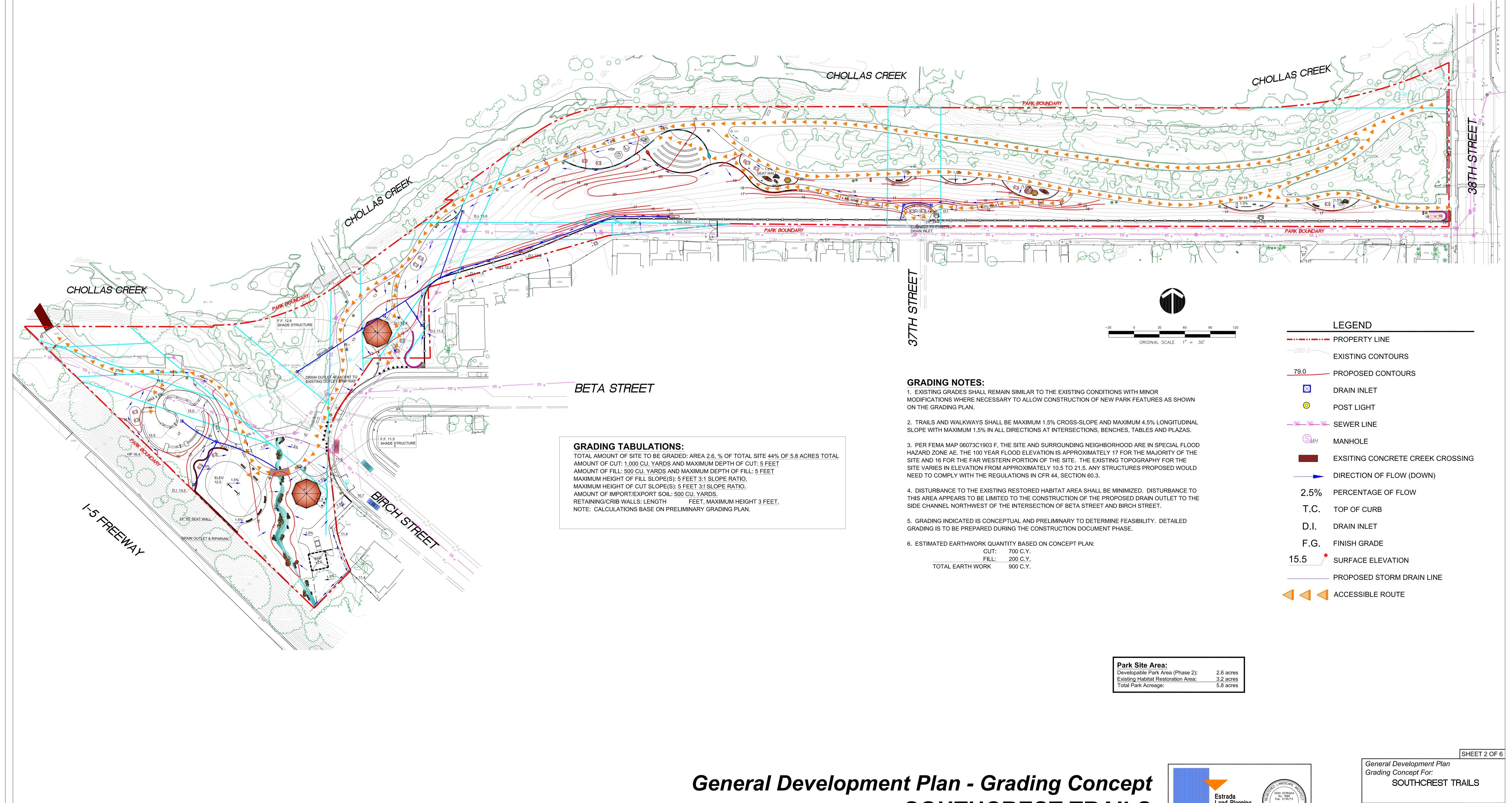
Respectfully submitted,	
Darren Greenhalgh	Prepared by: L. Clark Ritter
Deputy Director, Architectural Engineering	Park Designer, Architectural Engineering
and Parks Division	and Parks Division

(lcr)

Attachment: General Development Plan and supporting exhibits

cc: Council District 8 Office



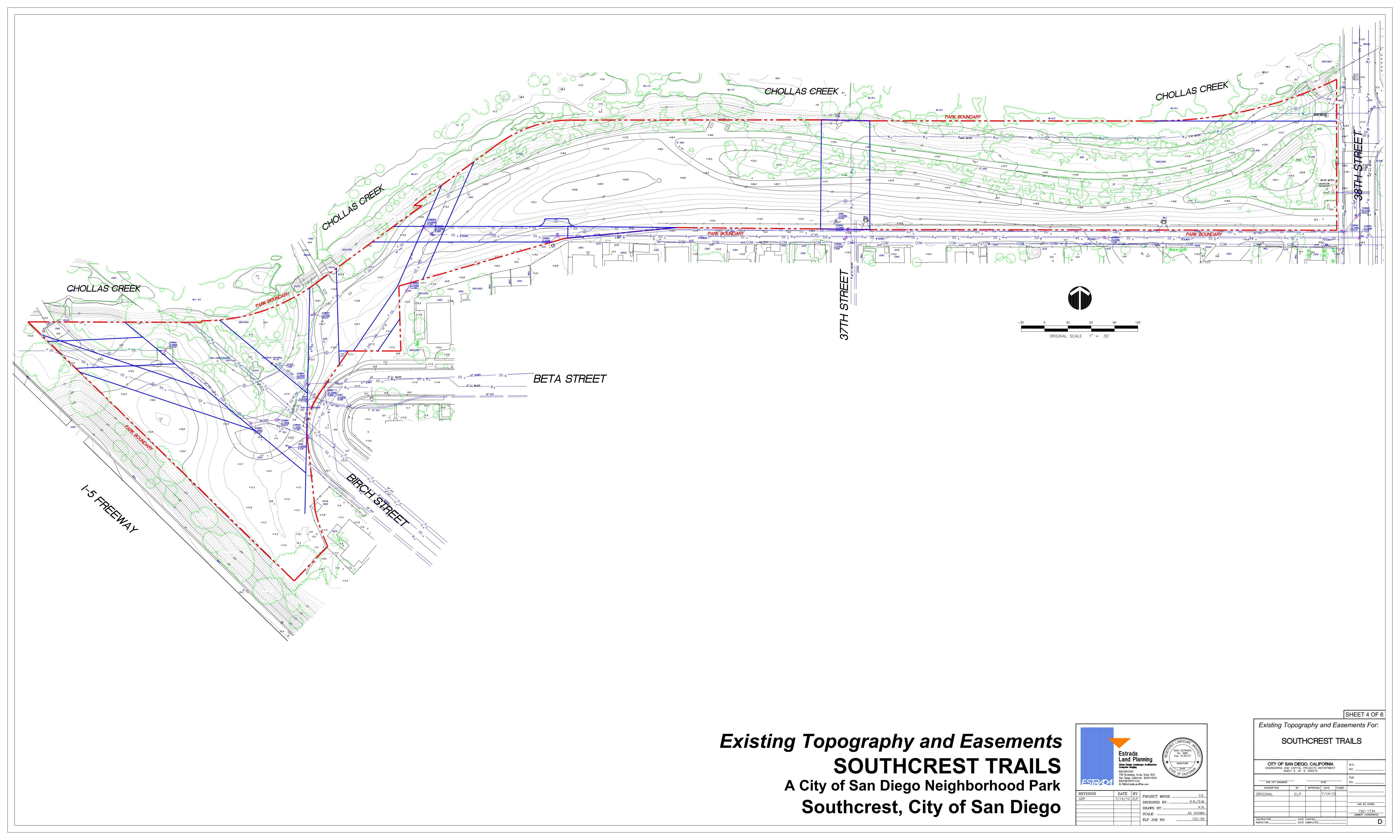


SOUTHCREST TRAILS

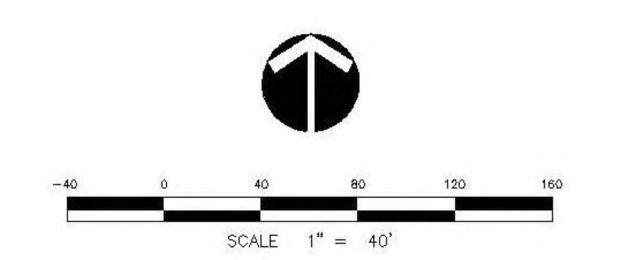
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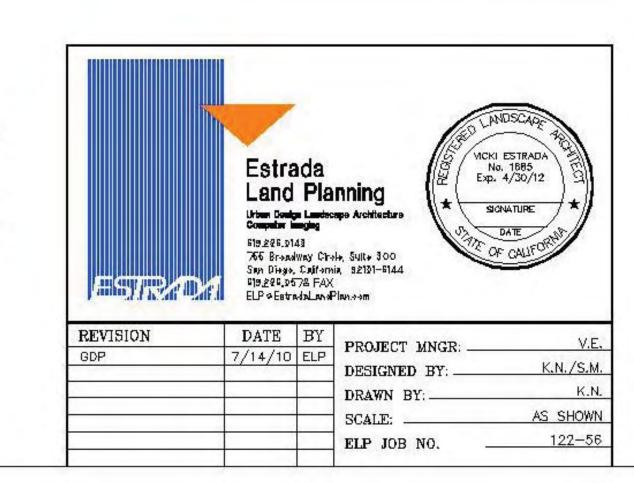
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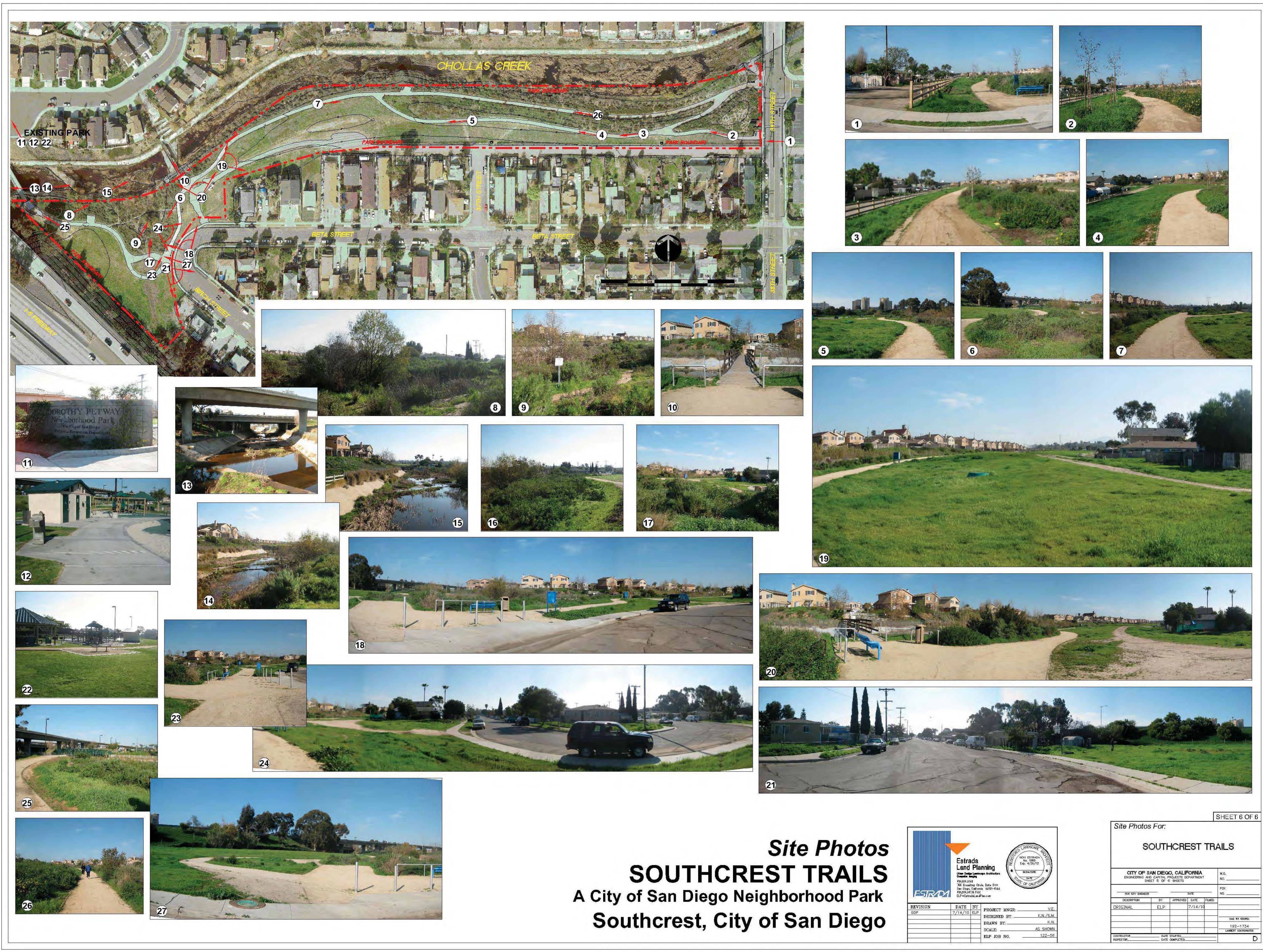




Aerial Photo SOUTHCREST TRAILS A City of San Diego Neighborhood Park Southcrest, City of San Diego



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LITTER RECEPTACLE W/ LEAF IMPRESSIONS

ACCESSIBLE DRINKING FOUNTAIN WITH DOG DRINKING BASIN







CONCRETE LEAF

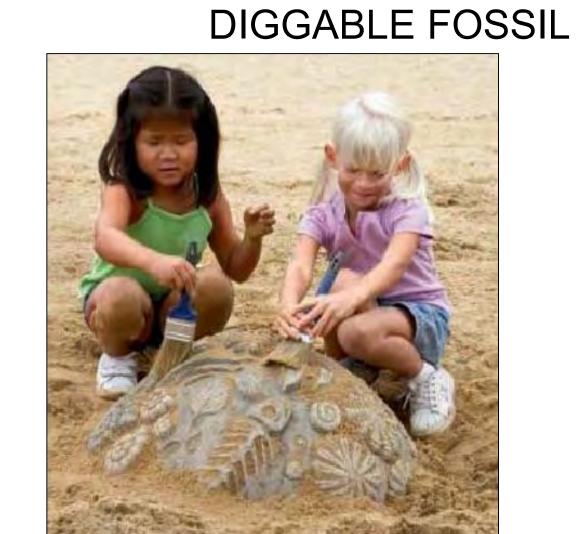
IMPRESSIONS



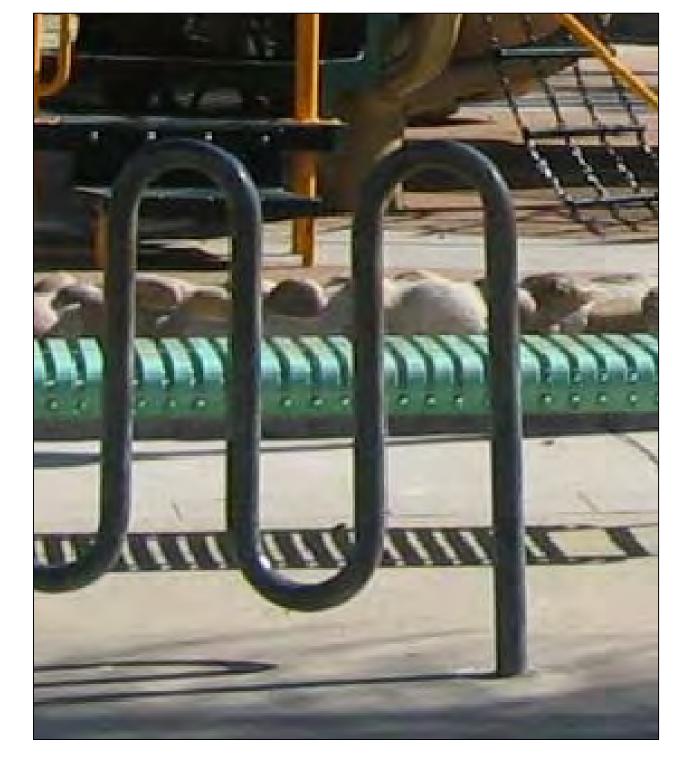
DOG BAG STATION



ROCK CLIMBER



DIGGABLE FOSSIL



BIKE RACK



GAME TABLE

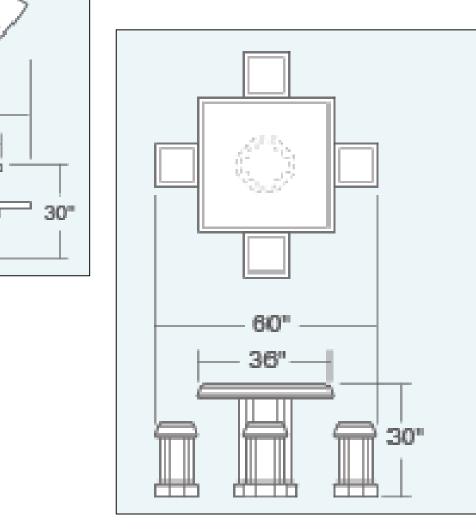


SHADE STRUCTURE - 32' WIDTH





PICNIC TABLE - ROUND



PICNIC TABLE - SQUARE



CURVED BENCH



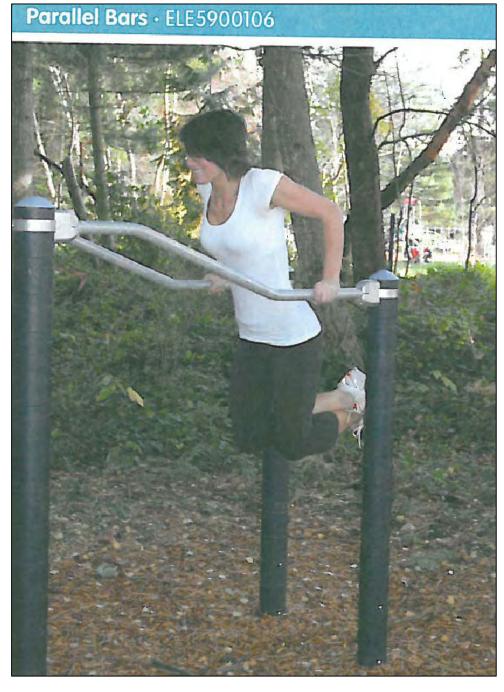
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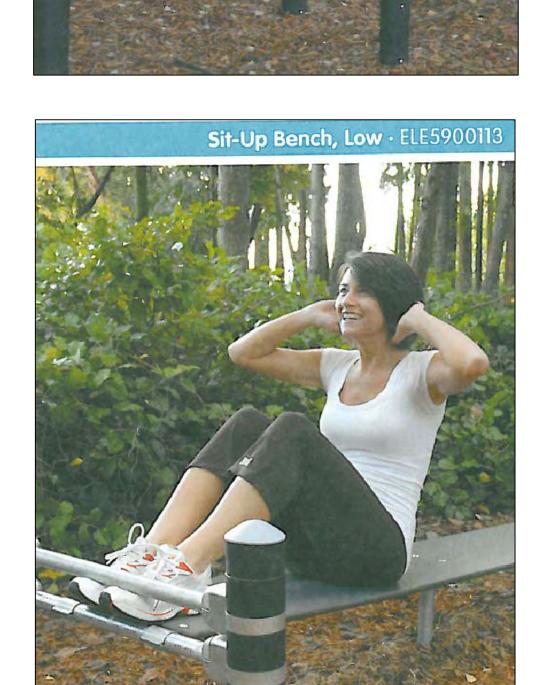










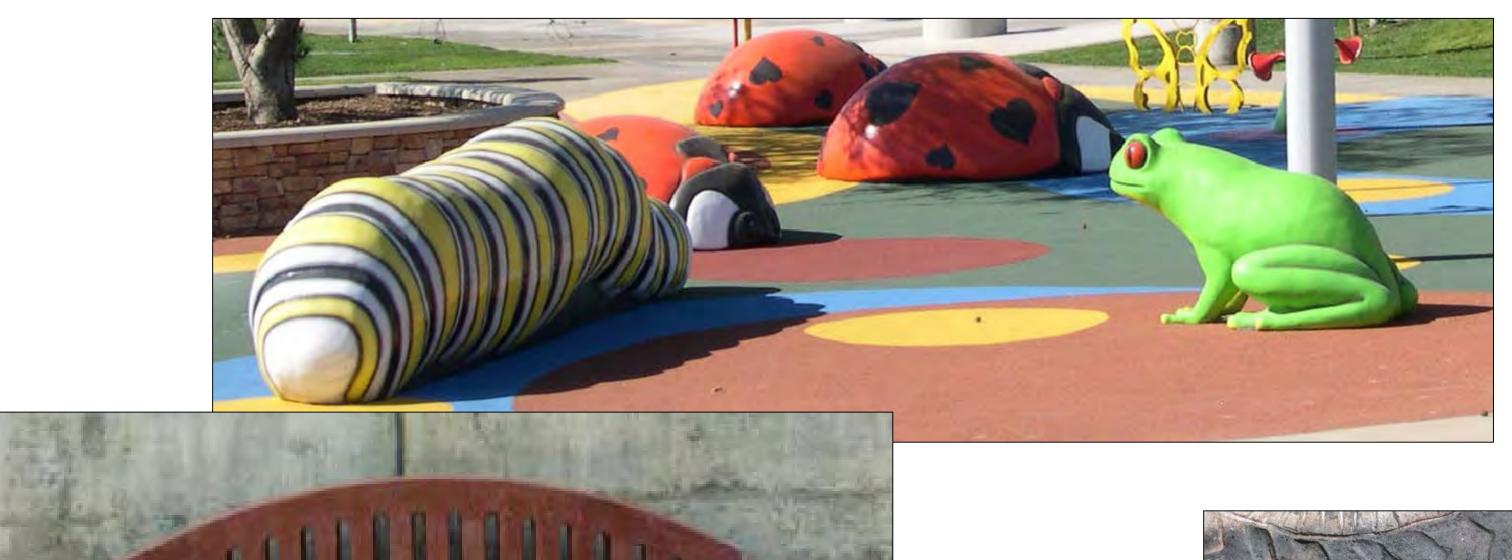














ADA ACCESSIBLE BENCH WITH BACK

BARBEQUE





SNAKE

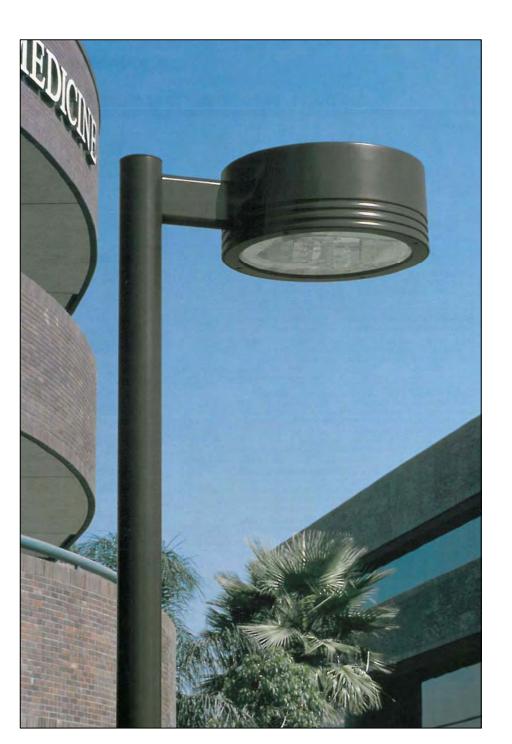
BACK

PATTERN

96" RECTANGULAR PICNIC TABLE



BASKETBALL GOALS



POST LIGHT



HOT COAL RECEPTACLE

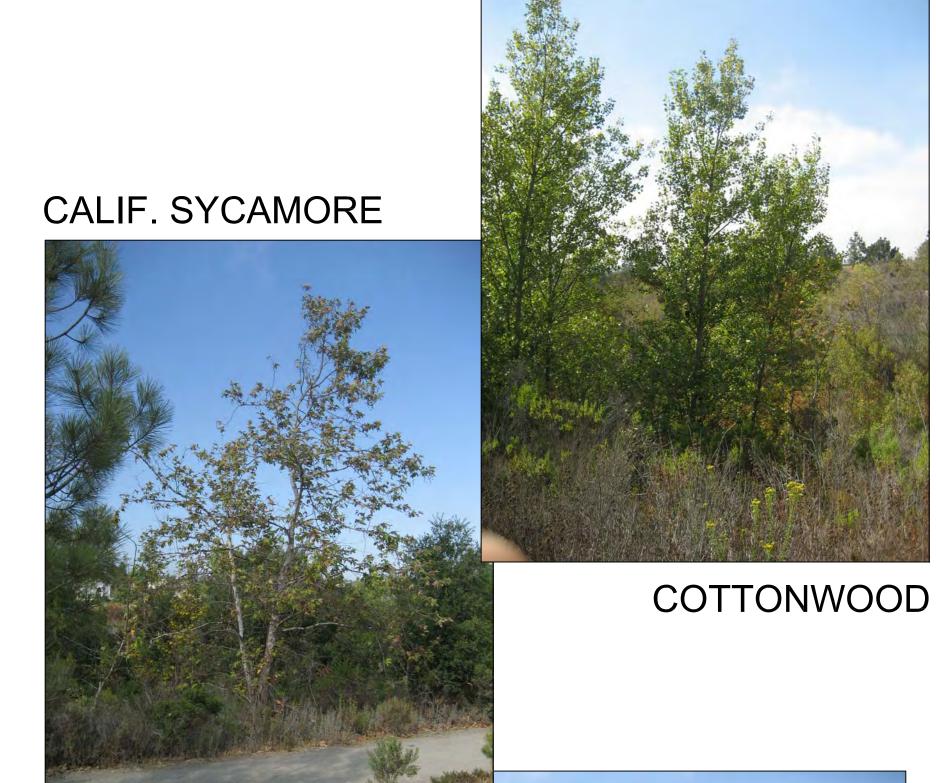


QUIKCRETE ANIMALS

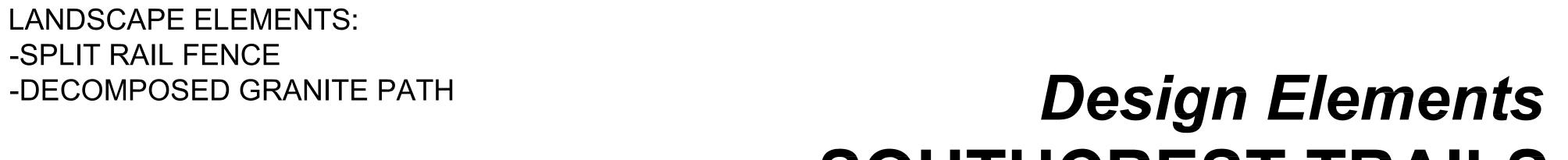
PLAYGROUND ANIMALS: -FROG

-BEAR -TURTLE -SNAKE

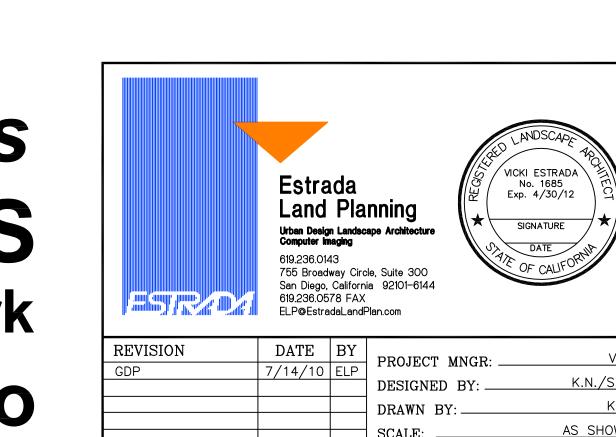
PLANT MATERIAL



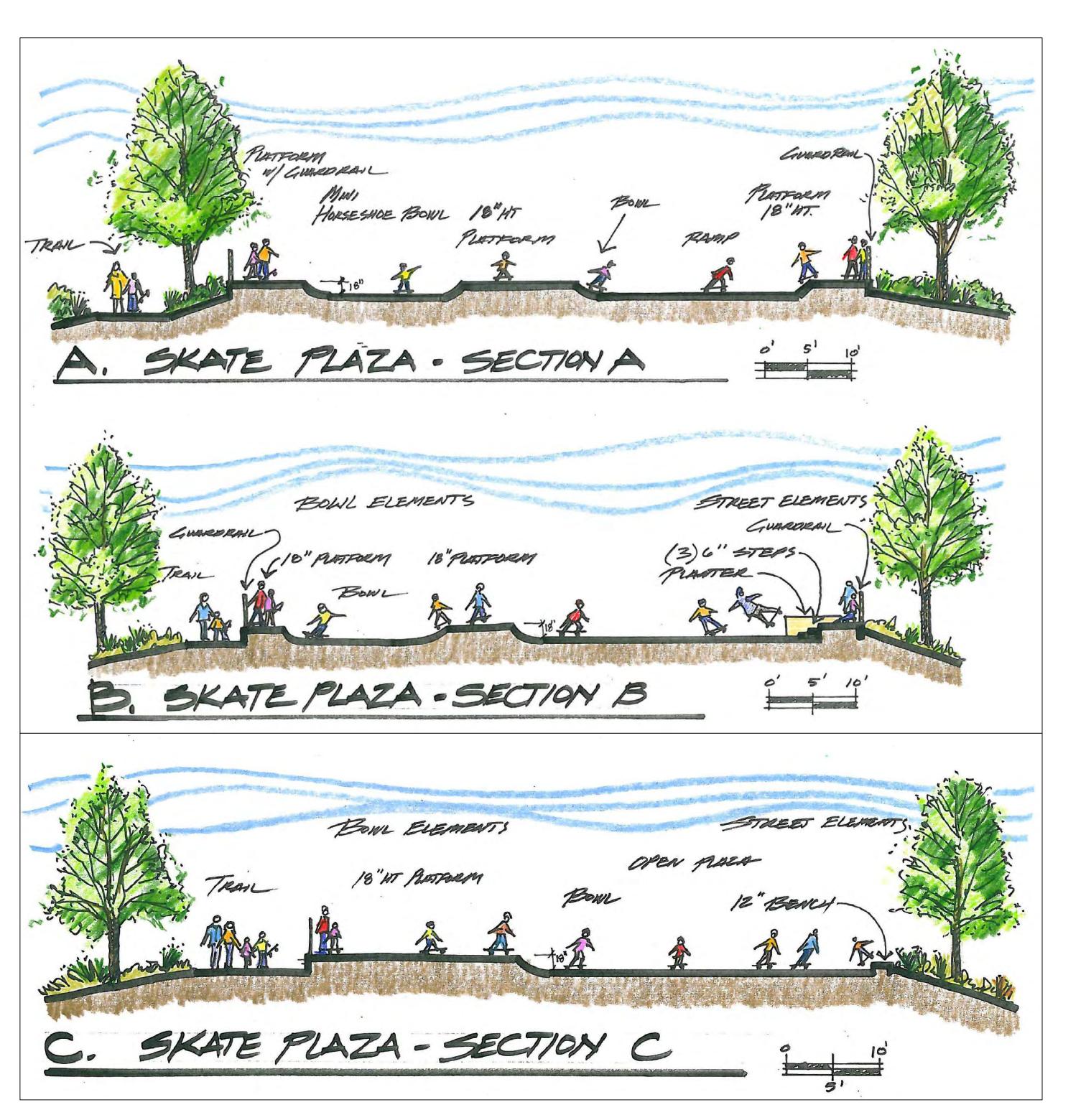
COAST LIVE OAK

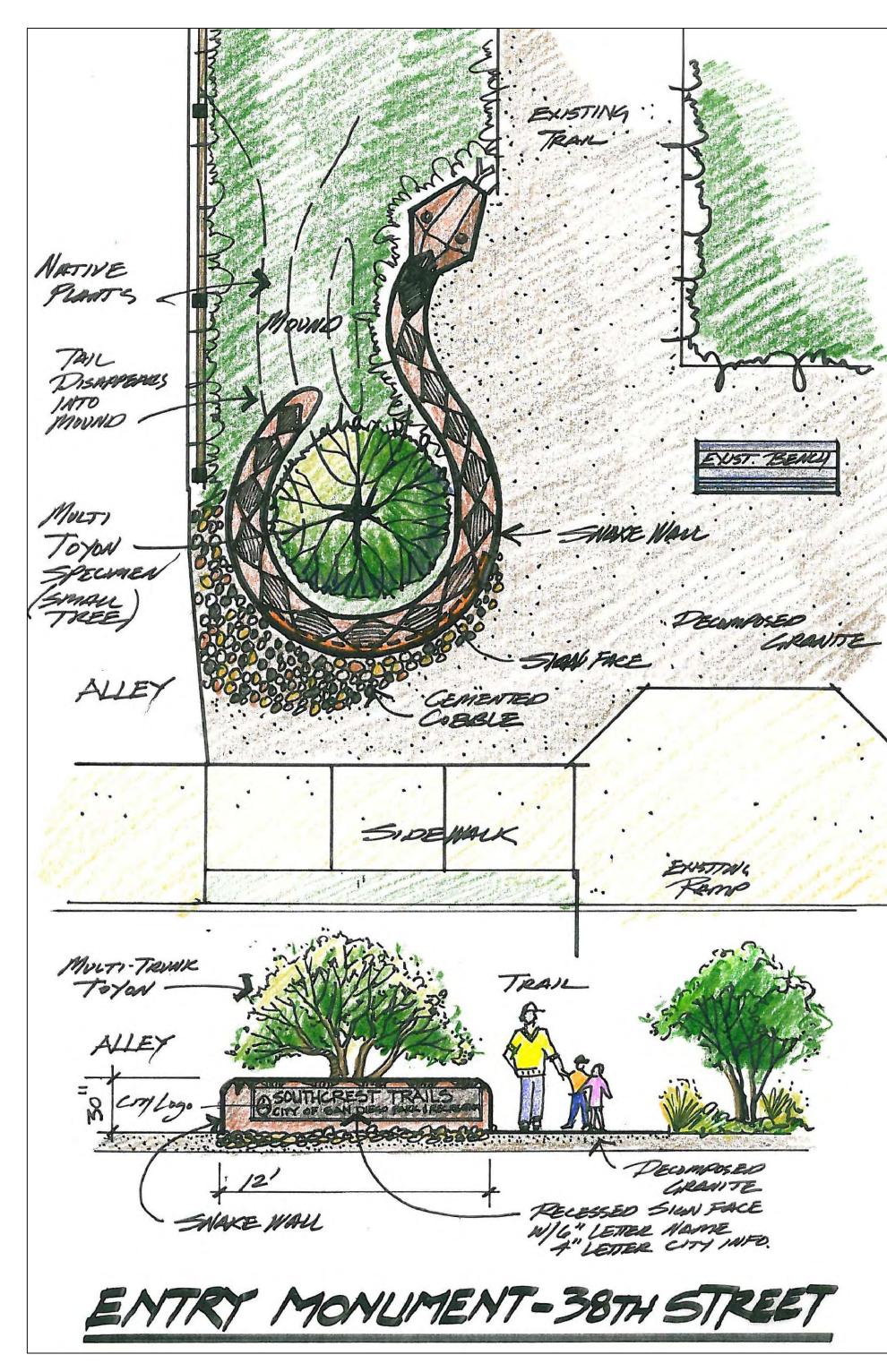


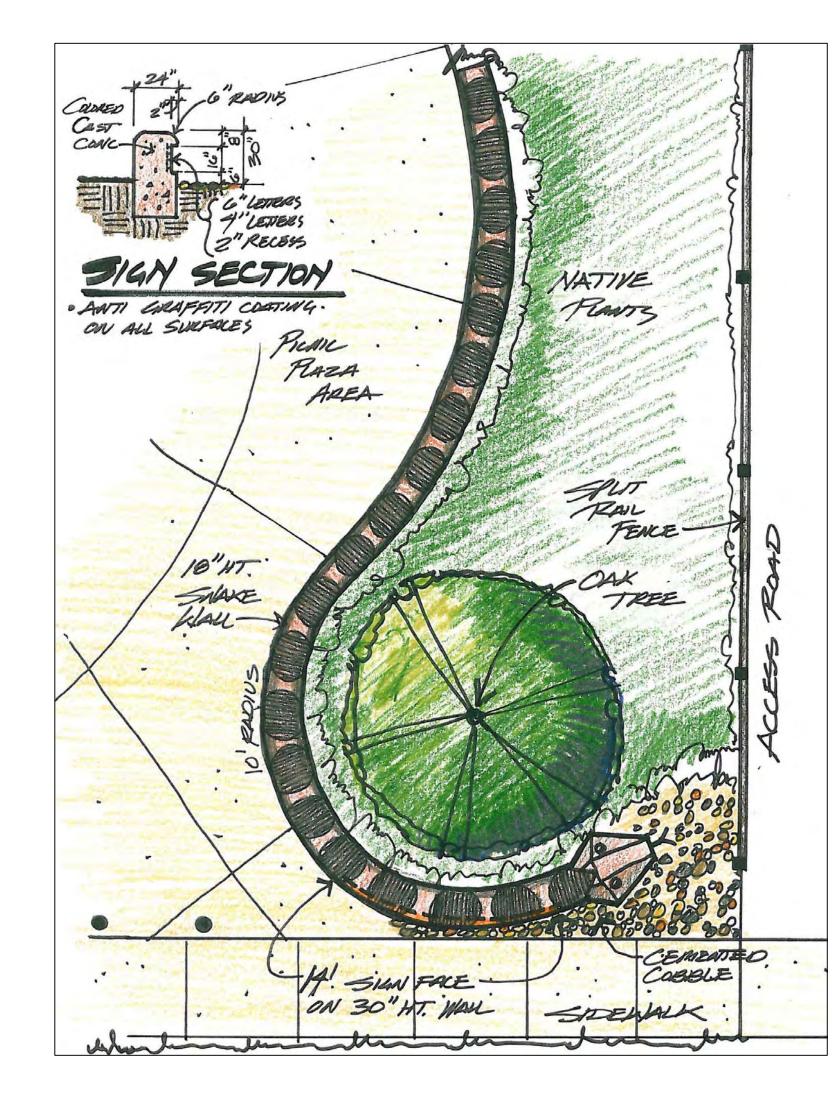
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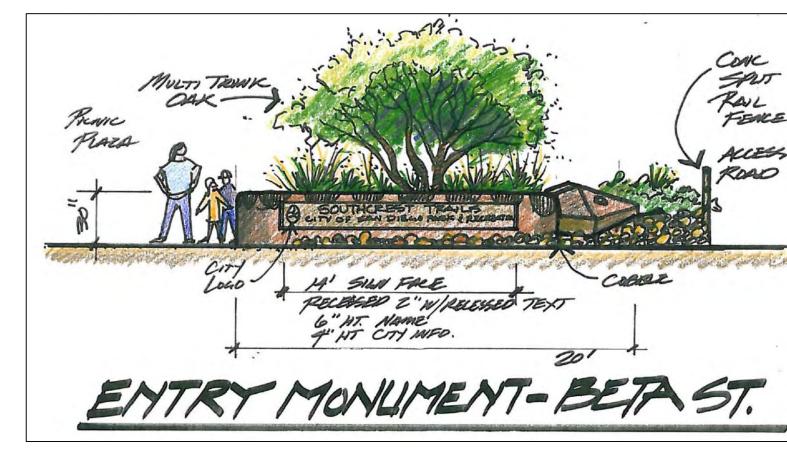


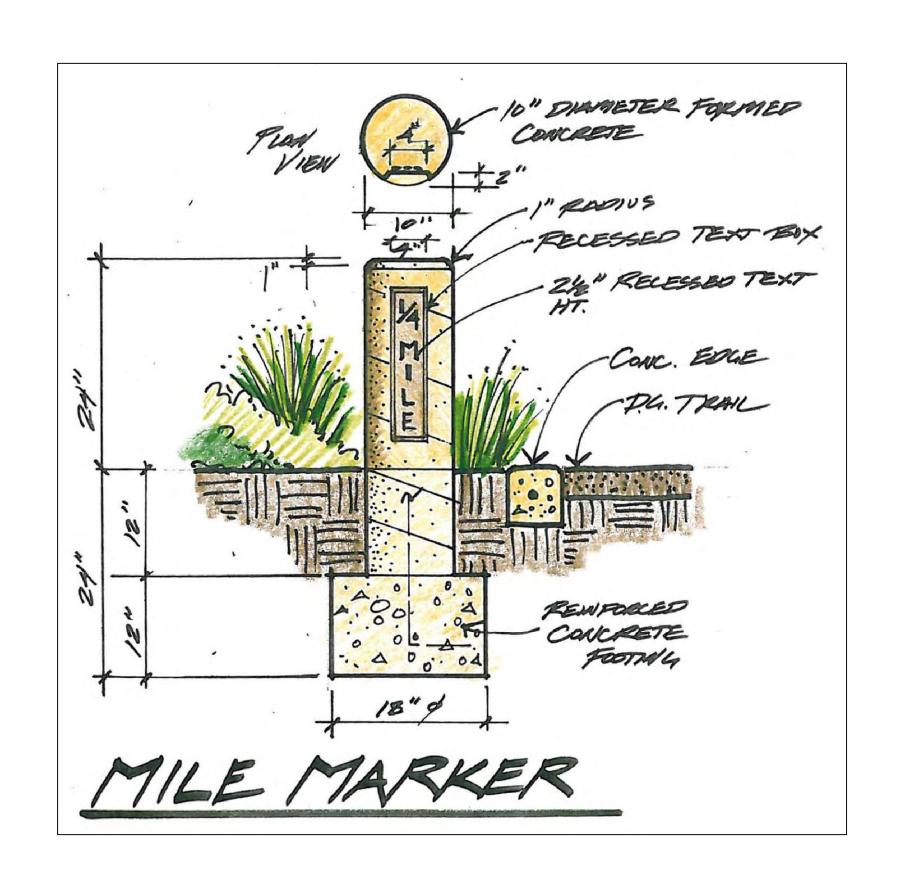
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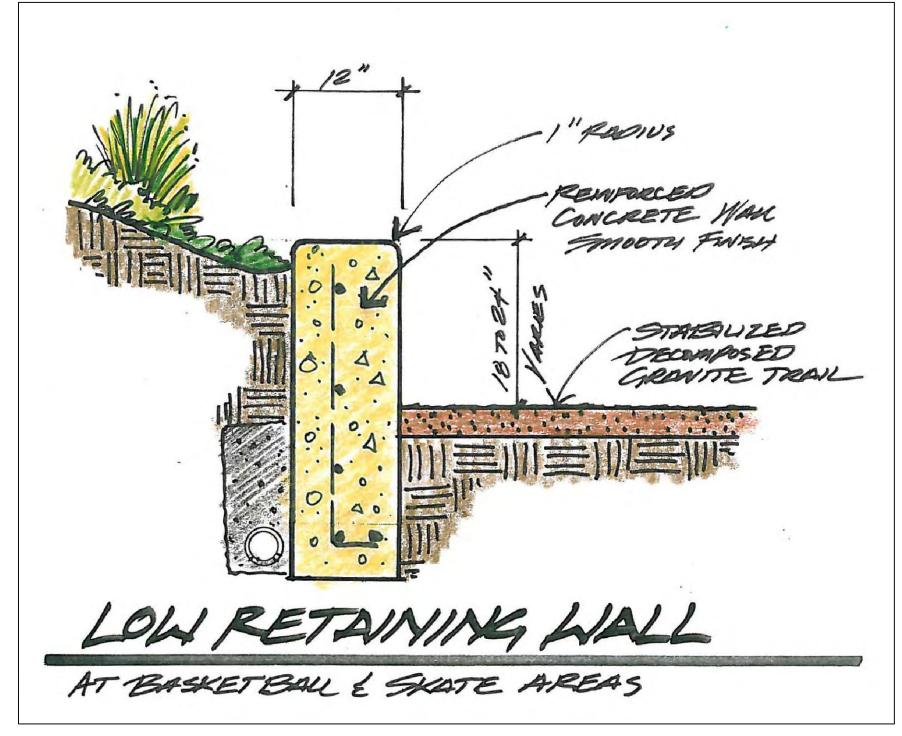


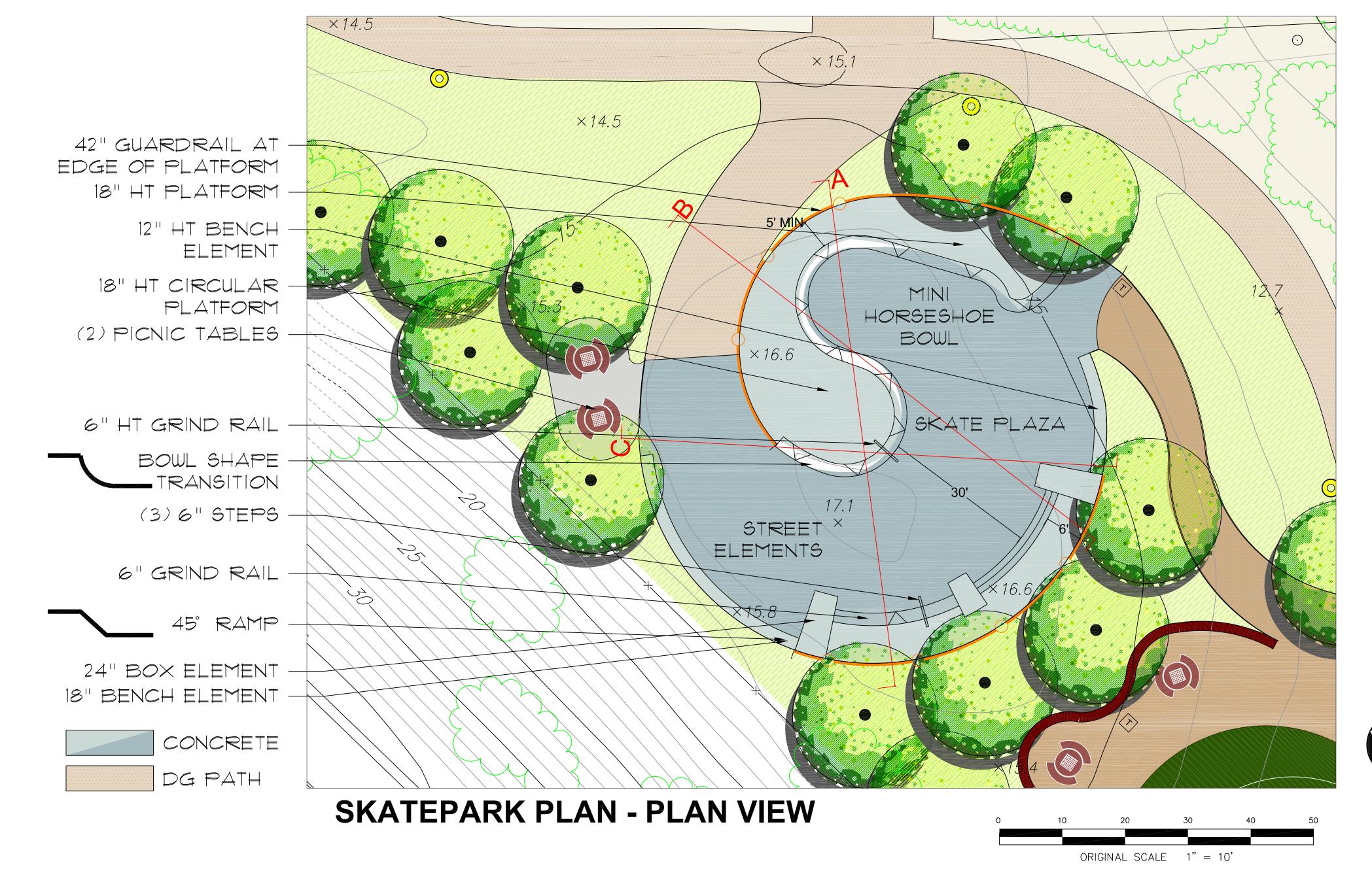


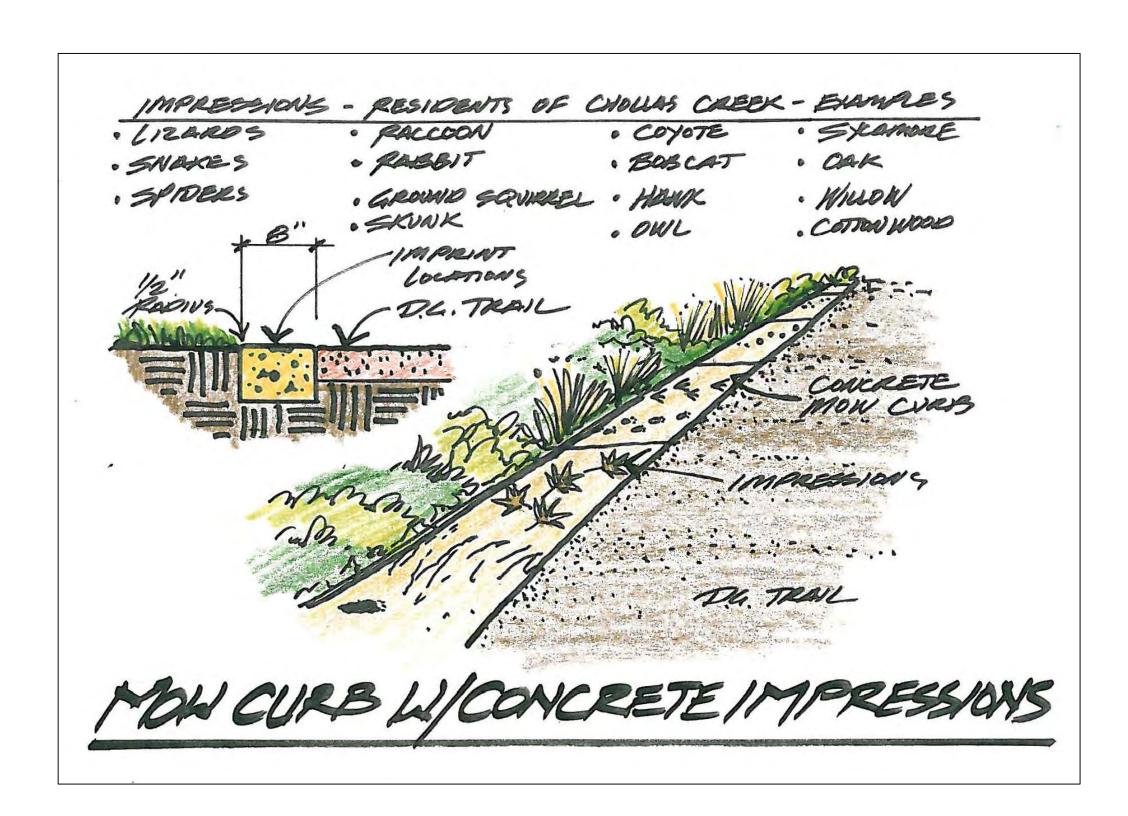


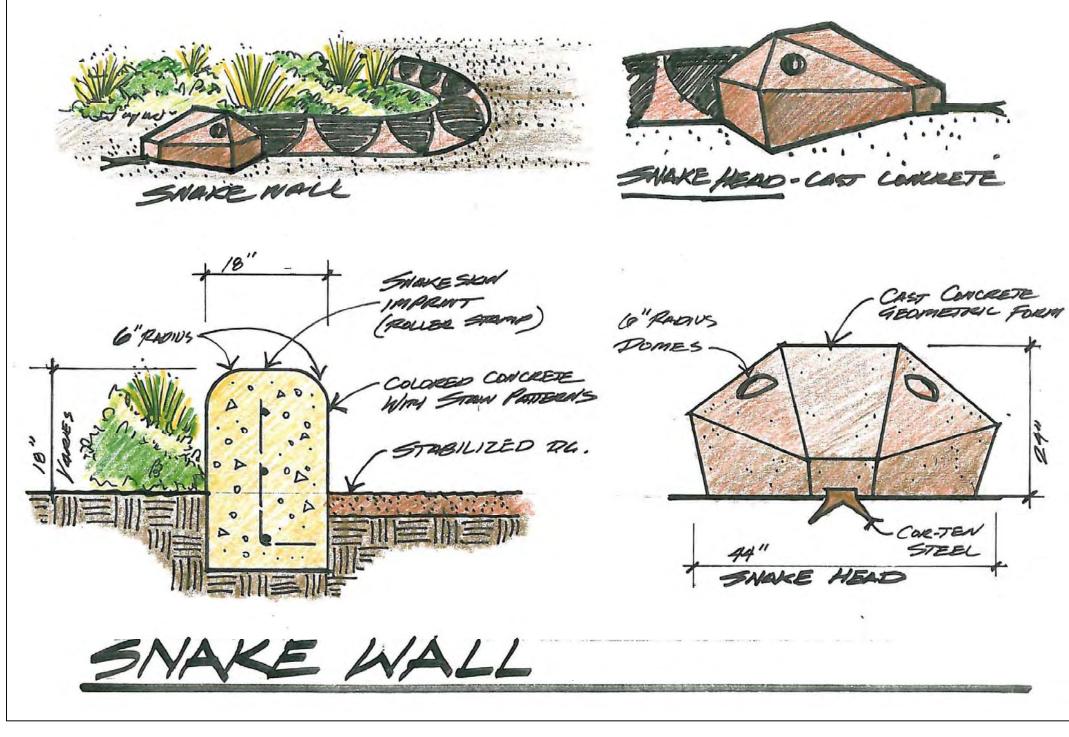






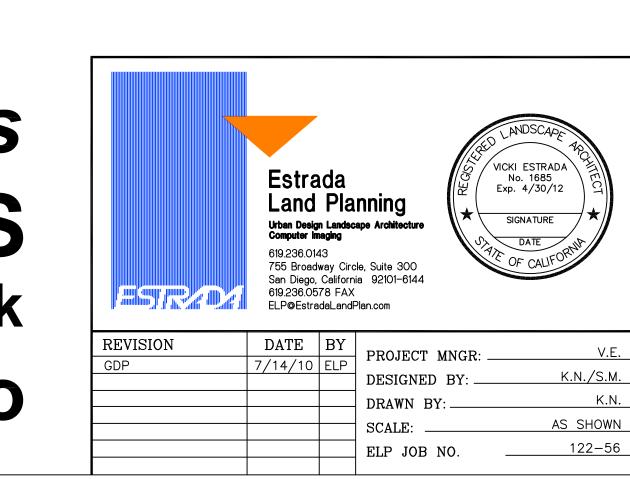






Design Sketches
SOUTHCREST TRAILS
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